

**MINUTES OF MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lexington Oaks Community Development District was held on Thursday, January 15, 2015 at 6:30 p.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jennifer Mooney	Chairman
Bob Hendrick	Vice Chairman
Don Peters	Vice Chairman
Terry Bechtel	Assistant Secretary
Peter Hanzel	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Bob Nanni	Severn Trent Services
Todd Wilhelmi	Site Manager

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Mooney called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment

A new resident living in Fairmont requested information on CDDs and foreclosures.

FOURTH ORDER OF BUSINESS

Attorney's Report

A. Sale of Well

Mr. Robin is not present; Mr. Mendenhall reported on the status of communications regarding the Sale of the Well. Board approval is required prior to engaging in any future communications between attorneys or the CDDs engineer regarding the sale of the well.

Approved

B. Pool Heater Contract – Brennick Brother, Inc.

Mr. Mendenhall distributed a copy of the Pool Heater Contract with Brennick Brother, Inc. for consideration by the Board.

On MOTION by Mr. Hendrick seconded by Ms. Mooney to reconsider the previous motion regarding the Pool Heater Proposal submitted by Brennick Brothers.

Mr. Hendrick stated he reviewed all the numbers regarding the purchase of the pool heater and does not know how the CDD will be able to fund payment and is requesting a better understanding of where the money will come from. Discussion followed regarding the budget, review of the funds and monies available.

Voting YEA on the motion to reconsider will reaffirm the Boards intent to move forward with the original motion to accept the Pool Heater Proposal submitted by Brennick Brothers and to move forward by authorizing Ms. DeBosier to negotiate the price before purchasing the heating system.

On VOICE VOTE with all in favor the motion to reconsider the Pool Heater Proposal submitted by Brennick Brothers was discussed and reaffirmed authorizing the Pool Heater Agreement with Brennick Brothers, Inc.

FIFTH ORDER OF BUSINESS

Engineer’s Report

A. Follow-up of Disposal of Old Pool Heating Equipment

Mr. Mendenhall informed the Board the old pool heating equipment is in the process of being disposed.

Mr. Wilhelmi reported measuring the tennis and basketball courts and forwarding the drawings and measurements to the engineer.

SIXTH ORDER OF BUSINESS

Consideration of Pressure Washing

Mr. Wilhelmi presented information regarding a proposal from Extreme Concrete Cleaning along with a summary of references contacted.

On MOTION by Mr. Hanzel seconded by Mr. Peters to allocate \$9,000 to pressure wash the curbs and sidewalks from the front entrance at State Route 54 to the beginning of the Maywood entrance including the sidewalk around the traffic circle.

On VOICE VOTE with Ms. Mooney, Mr. Hendrick, Mr. Bechtel and Mr. Peters voting AYE and Mr. Hanzel voting NAY to allocate \$9,000 to pressure wash the curbs and sidewalks from the front entrance at State Route 54 to the beginning of the Maywood entrance including the sidewalk around the traffic circle. Motion was approved 4-1.

SEVENTH ORDER OF BUSINESS

Discussion of Employee Payroll

Ms. Mooney presented and discussed information, with input from Mr. Wilhelmi, on proposed increases in pay for CDD employees for FY 2015. A Proposal for Procedures on Handling Future Salary/Pay Rate Increases for CDD Employees was also presented. Both documents are included as attachments and are made part of the minutes.

On MOTION by Mr. Hanzel seconded by Ms. Mooney to approve a \$2.00 per hour adjustment for Mr. Douglas Johnson and a 1% COLA for the remaining employees.

Discussion followed regarding COLA and merit increases for employees. In review of the evaluations the Board never discussed or made recommendations about any employees' employment status.

On VOICE VOTE with Mr. Hanzel voting AYE and Ms. Mooney, Mr. Hendrick, Mr. Bechtel and Mr. Peters voting NAY to approve a \$2.00 per hour adjustment for Mr. Douglas Johnson and a 1% COLA for the remaining employees. Motion failed 1-4.

On MOTION by Mr. Hanzel seconded by Ms. Mooney to approve the Proposed Increases in Pay for CDD Employees for FY 2015 dated January 15, 2015 as submitted by Mr. Wilhelmi.

Discussion followed on compensation based on level/grade of position in reference to skills, responsibilities and required tasks performed in each position.

On VOICE VOTE with Mr. Hanzel voting AYE and Ms. Mooney, Mr. Hendrick, Mr. Bechtel and Mr. Peters voting NAY to approve the Proposed Increases in Pay for CDD Employees for FY 2015 dated January 15, 2015 as submitted by Mr. Wilhelmi. Motion failed 1-4.

On MOTION by Mr. Bechtel seconded by Mr. Hanzel to approve the Proposed Increases in Pay for CDD Employees for FY 2015 dated January 15, 2015 as amended by adjusting Eleanor Cody's compensation by 5.6% to \$11.20 per hour.

On VOICE VOTE with all in favor the Proposed Increases in Pay for CDD Employees for FY 2015 dated January 15, 2015 submitted by Mr. Wilhelmi was approved as amended by adjusting Eleanor Cody's compensation by 5.6% to \$11.20 per hour.

On MOTION by Mr. Bechtel seconded by Mr. Peters to approve a 3% pay increase for 2015 for the Site Manager.

Discussion followed.

On VOICE VOTE with Ms. Mooney, Mr. Hendrick, Mr. Bechtel and Mr. Peters voting AYE and Mr. Hanzel voting NAY to approve a 3% pay increase for 2015 for the Site Manager. Motion passed 4-1.

EIGHTH ORDER OF BUSINESS

Approval of the Minutes of the December 18, 2014 Meeting

The minutes of the December 18, 2014 meeting were presented for approval. Ms. Mooney requested several spelling and/or grammatical corrections.

On MOTION by Mr. Peters seconded Mr. Hendrick with all in favor to approve the minutes of the December 18, 2014 meeting as amended.

Mr. Wilhelmi addressed the following:

- The office is closed on Sundays
- Saturday hours were extended to 10 AM - 4 PM
- An article was submitted for the January Newsletter
- Issues obtained from the cameras will be forwarded to Board members
- The card reader at the pool gate is not functioning properly, information on repairs will be obtained
- Work is progressing on cleaning, organizing and completing inventory of the Maintenance Room

- The tennis court gates were adjusted
- Pressure washing of the curbs is continuing – but the work is slow due to other priorities taking precedence
 - Pressure washing proposals were presented for consideration at the January Workshop
- As a result of the evaluations the employees are inquiring if there will be raises
- A history report on the pool gate is to be provided
- Chemical Pool Cover – The water temperature is to be checked daily

NINTH ORDER OF BUSINESS

Staff Report – Site/Clubhouse Manager

Mr. Wilhelmi addressed the following:

- Measures and completed a drawing for the tennis courts and basketball court
- A cabinet meeting OSHA approved storage for flammable liquids was ordered
- A history report on the front pool gate has been provided
- The irrigation contractor identified and marked the irrigation lines along the Boulevard for the gas line
- TECO re-pulled permits resulting in the project delay; the meter will not be installed until the pool equipment is connected

TENTH ORDER OF BUSINESS

Manager’s Report

Mr. Mendenhall and Mr. Nanni reported on the road curb project and the resident’s driveway staining. Resolution to the concern is being addressed by NEC Keystone, Inc.

There is no additional information update on the Security cameras.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Supervisors’ Requests and Comments

- Ms. Fallis and Ms. Carlson provided comment on employee compensation and job classification.
- Ms. Miller had a question regarding pressure washing.
- Resident questioned who is responsible for sidewalk repairs; and who is responsible if a golf ball hits your window.
 - It is the homeowner in both cases.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests and Comments

Peter Hanzel:

- Announced his appointment to the Pasco County Planning Commission.
- Addressed the Board’s careful financial approach in allocating taxpayer money.

- Inquired about Mr. Nanni's role.
 - Mr. Mendenhall addressed his changing role within Severn Trent and explained Mr. Nanni has been participating in meetings throughout the West Central Region of Florida.

Terry Bechtel:

Nothing at this time.

Robert Hendrick:

Nothing at this time.

Don Peters:

Nothing at this time.

Jennifer Mooney:

Nothing at this time.

THIRTEENTH ORDER OF BUSINESS

Approval of Financial Statements, Check Register and Invoices

The December 31, 2014 financial statements, check register and invoices were presented; questions and answers followed.

On MOTION by Mr. Hendrick seconded by Mr. Hanzel to accept the financial statement, check register and invoices for the period ending December 31, 2014.

Discussion followed on when security deposit checks are put in the account and the process for returning the security deposit.

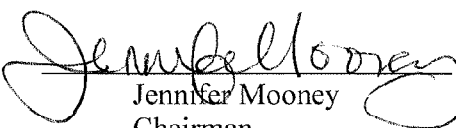
There were questions on several line items that needed clarification.

On VOICE VOTE with all in favor the financial statement, check register and invoices for the period ending December 31, 2014 were accepted.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Mooney seconded by Mr. Hanzel with all in favor the meeting was adjourned.


Jennifer Mooney
Chairman